

ITEM#: \_\_\_\_\_  
FISCAL IMPACT: \_\_\_\_\_  
FUNDING SOURCE: \_\_\_\_\_  
ACCOUNT #: \_\_\_\_\_  
BUDGET OPENING REQ'D

**ISSUE:**

PUD-6-2007 – Chesterfield Cottages

**SYNOPSIS:**

Applicant: Edmiston Homes  
Proposal: Final Plat Approval  
Location: 1545 West 2320 South  
Zoning: RM

**BACKGROUND:**

Edmiston Homes, is requesting final plat approval for the Chesterfield Cottages. The development consists of 22 units on 2.3 acres. Proposed housing will be comprised of town home units and will have common, limited common and private spaces. Each unit will have a two car garage and private rear yard space. The minimum dwelling size for all units will be 1,700 square feet.

Access to the subdivision will be gained from 2320 South. A stub street from the Center Pointe Hollow development to the west has been provided as well. This connection would allow secondary access should the Fire Department need it and would also provide connectivity from one neighborhood to the other. After discussing this issue with both developers, they agree that leaving it open for the present time is the appropriate thing to do. If in the future, this access proves more problematic than beneficial, it could be closed.

Although proposed housing units will not have basements, the developer has submitted a soils report. This report indicates that ground water was encountered at a depth of 4 feet. Proposed dwelling units will be slab on grade so water elevations should not be a problem.

The development will be managed by a Home Owner's Association. It is staffs understanding that the Association will be responsible to maintain the private street, all yard spaces and open space areas. Staff has expressed concern about past projects being turned over to an uneducated association or projects that are turned over to the association without all development items being completed. Although the development agreement does not address this issue, staff will recommend that the developer, HOA, and staff meet before the project is transferred to the Association to ensure that all development items have been completed

The developer is proposing that 40% of this site will be open space as required by ordinance. Of that percentage, approximately 10,500 square feet will be used for recreational opportunities. The developer will be constructing various tot lots, pavilions, benches and a sports court. Formal plans for these improvements have been submitted.

The developer will be fencing a portion of the east side with a vinyl fence. Fencing along the west boundary will be installed by the Center Pointe Hollow developer. The remaining site has been fenced by the Red Oaks developer. Although fencing was not included in the development agreement, the developer has agreed to match the existing fence of the Center Pointe Hollow PUD to include fencing between units.

**RECOMMENDATION:**

The Planning Commission approved this application.

**SUBMITTED BY:**

Steve Lehman,  
Current Planning Manager